

INDUSTRIAL FOR LEASE



612 Buena Vista Ave, Stockton, CA 95203



PROPERTY DESCRIPTION

4,800 square foot industrial warehouse with a 6,000 square foot secure yard. Provides ample space for businesses seeking room to grow and thrive. Situated in a general industrial area, this warehouse provides easy access to major transportation routes, ensuring seamless logistics and convenient connections to your supply chain. The warehouse is constructed of high-quality materials and features a new roof. Features a gated entrance and a fully-fenced yard, providing security for your important assets. The generous 6,000 square foot yard offers ample room for outdoor storage and/or employee parking.

DO NOT WALK AROUND PROPERTY OR DISTURB OCCUPANTS WITHOUT AN APPOINTMENT

OFFERING SUMMARY

| | |
|------------------------|-------------------------|
| Lease Rate: | \$12.00 Annual PSF |
| Lease Structure: | Modified Gross |
| Available Interior SF: | 4,800 |
| Yard SF: | 6,000 |
| Zoning: | Industrial General (IG) |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 39,213 | 84,542 | 127,296 |
| Total Population | 119,787 | 270,245 | 419,621 |
| Average HH Income | \$88,425 | \$91,239 | \$99,797 |

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LOCATION INFORMATION

| | |
|---------------------|-------------------------------|
| Street Address | 612 Buena Vista Ave |
| City, State, Zip | Stockton, CA 95203 |
| County | San Joaquin |
| Side of the Street | East |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Large |
| Nearest Highway | Highway 99 |
| Nearest Airport | Stockton Metropolitan Airport |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 4,800 SF |
| Tenancy | Single |
| Drive-In Doors | 2 |
| Office Space | 1,200 SF |
| Number of Floors | 1 |
| Gross Leasable Area | 4,800 SF |
| Construction Status | Existing |
| Condition | Good |
| Free Standing | Yes |
| Ceiling Height | +/- 20 Ft |

PROPERTY INFORMATION

| | |
|------------------|-------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | Industrial General (IG) |
| Lot Size | 0.73 Acres |
| APN # | 135-080-030 |
| Corner Property | No |
| Power | Yes |

PARKING & TRANSPORTATION

| | |
|----------------|---------|
| Street Parking | Yes |
| Parking Type | Surface |

UTILITIES & AMENITIES

| | |
|----------------|-------|
| Broadband | Cable |
| Leed Certified | No |
| Gas / Propane | Yes |

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PROPERTY HIGHLIGHTS

- Free Span Warehouse Space
- Large Reception Area, 3 Offices, Break Room, Restrooms
- +/- 20 ft ceiling height
- 3 Phase 400 Amp Service
- Core location with immediate access to Interstate 5 & Highway 4.
- Security-gated access across all spaces enhances tenant safety, asset control, and operational stability.
- Strong demographic density within a 1–3 mile radius, with a large working-age population supporting office, service, and neighborhood retail demand.
- Located in a Designated Opportunity Zone



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Each Office Independently Owned and Operated kwcommercial.com

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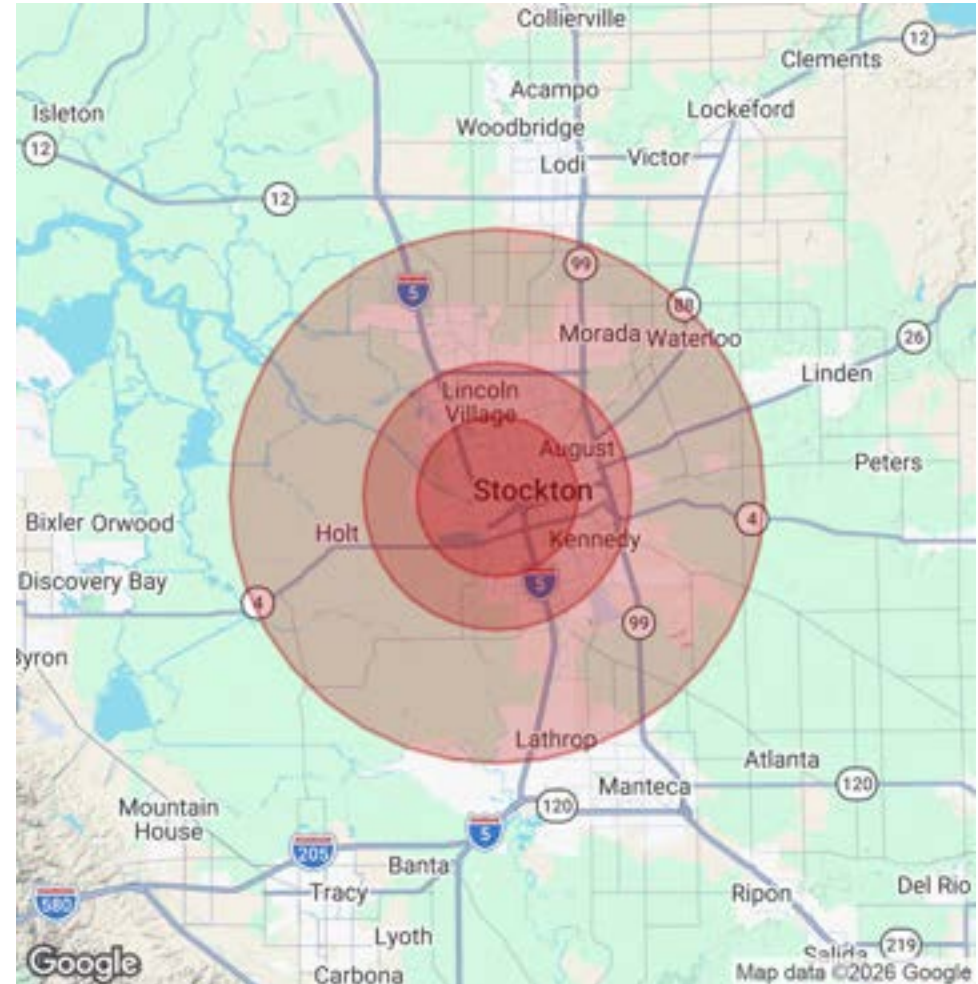


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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 119,787 | 270,245 | 419,621 |
| Average Age | 34.3 | 33.8 | 35.0 |
| Average Age (Male) | 33.2 | 32.9 | 34.2 |
| Average Age (Female) | 35.4 | 35.1 | 36.0 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 39,213 | 84,542 | 127,296 |
| # of Persons per HH | 3.1 | 3.2 | 3.3 |
| Average HH Income | \$88,425 | \$91,239 | \$99,797 |
| Average House Value | \$396,070 | \$402,989 | \$453,679 |

2023 American Community Survey (ACS)



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